

**CITY OF BALTIMORE, BOARD OF MUNICIPAL & ZONING APPEALS**

**ZONING APPEALS DOCKET FOR TUESDAY, September 5, 2023**  
**IN PERSON HEARING – 417 E Fayette St 8<sup>th</sup> Floor**

\*\*\*See: <https://zoning.baltimorecity.gov/> or call (410) 396-4301 for details on how to participate in this public hearing\*\*\*\*

**12:30P.M.-1:00 P.M. GENERAL MEETING \***

**Extension(s):** BMZ2018-081 3131 E Monument St; Michael Miller  
 BMZ2021-046 137 N Belnord Ave; Abreham W Mihsun  
 BMZ2021-087 5671-5678 Belair Rd; Drew Tildon, Esq.  
 BMZ2022-258 1920 E. Lanvale St; Sherard Houston

**Miscellaneous:** Deliberations: BMZ2018-150 1823 Lancaster St.

**1:00 P.M. ZONING DOCKET**

**NOTE: CASES MAY NOT NECESSARILY BE HEARD IN THE ORDER THAT THEY APPEAR ON THE DOCKET**

<u>APPEAL NO.</u>	<u>PREMISES</u>	<u>APPELLANT</u>	<u>PURPOSE OF APPEAL</u>
2023-022	2907 W. Belvedere Ave.	Abdo-Alkader Mozeb	To use first floor of premises as a convenience store requiring conditional use approval.
2023-031	3106 Oakfield Ave	Miriam Thea Temple	To construct a garage addition requiring a rear yard variance.
2023-036	4531 Schenley Rd	AB Associates	To divide lot into two- lots and redevelop a three-story single-family dwelling (semi-detached) on each lot, requiring a front yard and side yard variances.
2023-096	108 W Hill St	Ryan McCloskey	To construct a four-story rear addition, connecting front structure to rear structure requiring a maximum lot coverage variance.
2023-111	6200 Park Heights	Drew Tildon, Esq.	To construct a fence (6 ft height), requiring a front yard and corner-side yard variances.
2023-115	5700 Loch Raven Blvd	Charles Meushaw	To install an electronic message center, requiring conditional use approval, sign area, and height variances.

2023-124	1238 Aisquith St	Martin Francois	To use premises as a restaurant (neighborhood commercial establishment), requiring conditional use approval.
2023-129	3214 E Baltimore St	Sherri Lewis	To use the first floor as a restaurant (neighborhood commercial establishment), requiring conditional use approval.
2023-139	3400 Devonshire Dr	Sophia Foreman	To use portion of premises as a day-care center (up to 12 children) requiring conditional use approval.
2023-142	5501 Elsrode Ave	Jason Neal	To construct a detached 1.5-story accessory structure, requiring minimum interior side yard, minimum corner side yard and rear yard variances.
2023-149	2136 N Fulton Ave	Kushal Gupta	To use premises as four dwelling units requiring minimum lot area and off-street parking variances.
2023-152	6204 Park Heights Ave	Drew Tildon, Esq.	To install a 6' tall fence requiring a front yard variance.
2023-153	6301 O'Donnell St	Drew Tildon, Esq.	To redevelop the property for multi-family residential use, requiring corner-side and rear yard variances.
2023-154	1113 Monroe Cir	Drew Tildon, Esq.	To construct a MFD (2 DU) requiring front yard, side yard, and off-street parking variances.
2023-160	7115 Harford Rd	Walter Rivera	To use basement and first floor of the premises as a personal services establishment (beauty salon) requiring conditional use approval.

\*BMZA reserves the right to conduct portions of the general meeting in closed session pursuant to the Maryland Open Meetings Act, §§ 3-301, 3-305, of the General Provisions Article of the Maryland Code.

To review and confirm individual appeal information visit Baltimore Housing:

[http://cels.baltimorehousing.org/Search\\_BMZA\\_Map.aspx](http://cels.baltimorehousing.org/Search_BMZA_Map.aspx)

Questions or comments may be sent to:

[bmza@baltimorecity.gov](mailto:bmza@baltimorecity.gov)

**Please note the appeal number and the subject property address in your question or comment.**

***Written comments must be received no later than 24 hours prior to the scheduled virtual hearing.***